

TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, JULY 18, 2018  
APPROVED MINUTES

**ROLL CALL:** 7:00 PM

**ATTENDANCE:** Acting Chairperson Don Neville; Commissioners: Todd Doyle and Jared Grise;  
Alternates: Michael Johnson; Brian Pudlik, ZEO and Secretary to ZBA

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, July 18, 2018, at 7:00 p.m., to hear and act on the following petitions:

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**#09-18**      **977 New Britain Avenue** – Petition of West Hartford No. 2, LLC requesting a variance to section 177-8(E)(2)(a), Special flood hazard area. Requesting a variance to the requirement that all new structures in SFHA Zones A or AE shall have the bottom of the lowest floor elevated two (2) feet above the base flood elevation (BFE) for the construction of a new 7,422 square foot retail building at an elevation equal to the BFE, per plans on file. **BG zone**  
**Withdrawn**

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**#14-18**      **33 Griswold Drive** – Petition of K. Huang requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a 9.3 percent (140 square feet) variance to the 25 percent coverage limitation of the required rear yard, for the construction of a new 12' x 16' shed, per plans on file. **R-6 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Doyle made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. The applicant was not able to present a legal hardship as rationale for why the variance should be granted.
2. The shed could be placed elsewhere on the property such that a variance would not be required.

**Voting in favor:** Commissioners Grise and Johnson (seated for Sadinsky)

**Opposed:** Commissioners Neville and Doyle

**VOTE:** 2-2; Petition denied.

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**#15-18**      **20 Meadowbrook Road** – Petition of D. Corcoran requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a 4.3 percent (65 square feet) variance to the 25 percent coverage limitation of the required rear yard, for the construction of a new 22' x 20' garage, per plans on file. **R-6 zone**



At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Doyle. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. There are conditions unique to this property that necessitate placing the proposed garage in an area which requires a variance.

**VOTE: 4-0; Voting in favor were Commissioners: Doyle, Johnson (Seated for Sadinsky), Grise, and Neville**

**Voting against: None**

**Petition approved.**

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- Approval of minutes from the regular meeting held on June 20, 2018 (Vote postponed)
- Adjournment (Motion: Neville; Second: Grise/ Approved. Meeting adjourned at 8:10pm)